

**How to  
build well**



**and save money**

# YOUR HOUSE

Goes thru these stages

**1 SITE AND PLAN:** When you choose a lot, keep in mind the size, shape and special features of the house you plan to build. Consider convenience in regard to schools, church, work and shopping. Ask your realtor about zoning restrictions, tax rates and the cost of water, gas, electrical and sewer connections. It usually pays to have legal advice in connection with title, title insurance and examination of the deed. Consider your house plan with a thought for future family requirements, and also from a functional point of view. Are closets ample and conveniently placed? Trace your day's activities on the plan and determine if you are adding steps or saving them.

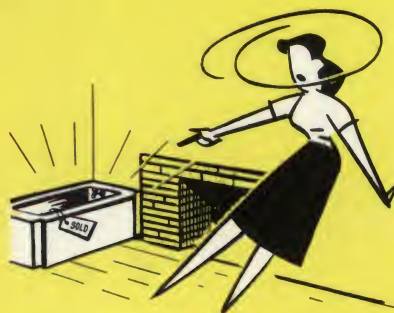


**DON'T OVERBUILD**

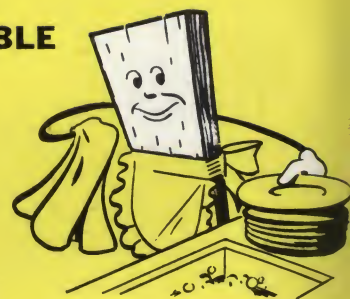


**READ THE CONTRACT!**

**CHECK THE UTILITIES**



**WOOD IS ADAPTABLE**





**2 FINANCING:** Don't "overbuild." A good rule is to limit your monthly mortgage, tax and insurance payments to not more than 20% of your monthly income. Ask your lending agency about F.H.A. insured loans. Bear in mind that maintenance costs will have to be met during the mortgage period.

**5 PLUMBING AND HEATING:** Pipes and ducts are "roughed in" as soon as the roof is on your house. Before this "roughing in" begins, carefully recheck the location of sinks, wash bowls, laundry tubs and similar items. Make sure that the heating unit and hot water unit are adequate for the size of your house and the size of your family. It is sound economy to provide for the "roughing-in" of any added facilities intended for later intallation.

**3 BUILDING CONTRACT:** After you have signed the contract for the building of all or part of the house, the deal has been closed. To avoid extra costs, take the time **before** signing to discuss the work and make sure that all details are mutually understood. A signed contract or agreement should cover arrangements for any additional charges or "extras."

**6 ELECTRICITY:** Know what you want **before** the "roughing-in" begins. Allow a generous supply of outlets. Changes are often more costly than the original installation. It is wise to wire for today's modern laundry and kitchen equipment, even if installation is to be deferred!

**4 CONSTRUCTION:** Remember that sound construction is economical construction. It means fewer repairs, lower maintenance costs, money saved. Eight out of ten homes in America have been built of wood — an indication of time-tested reliability. On the following pages are construction details which will help assure the economy, comfort and dependability of your home.

**7 INTERIOR FINISH:** Wood is adaptable to a greater variety of fine finishes than any other known building material. Plan to take advantage of this fact by providing for a paneled den or recreation room in any one of a variety of interesting effects. It is possible to obtain almost unlimited contrasts between walls, trims, doors, cabinets or panels in natural, basic or blended shades.

**NOTE:** For more detailed information on the above subjects consult the following circulars, available at 10c apiece from the Small Homes Council, Mumford House, University of Illinois, Urbana, Illinois:

"The Home Site"  
"Selecting a Livable Neighborhood"  
"Designing the Home"  
"Financing the Home"  
"Business Dealings"  
"Construction Methods"  
"Moisture Condensation"

"Fuels and Burners for Domestic Heating"  
"Heating the House"  
"Insulation"  
"Communications in the Home"  
"Planning for Electricity in the Home"  
"Interior Decorating"

You will find your retail lumber dealer a helpful advisor in all building matters.



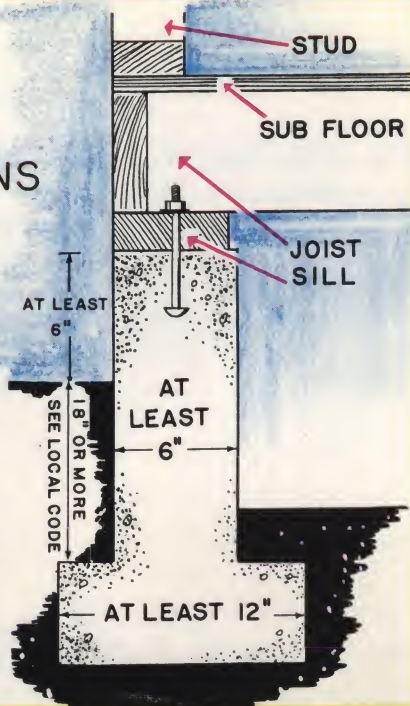
# WELL BUILT ... is Permanently Built

## SOLID FOUNDATIONS

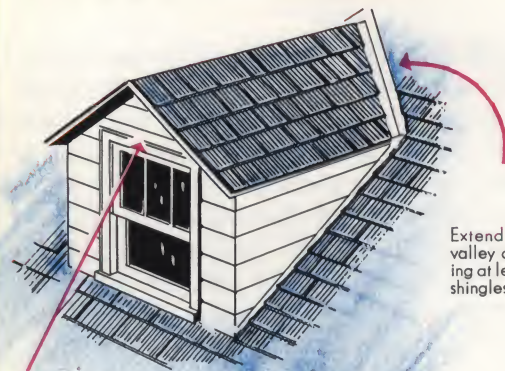
Be sure the foundation rests on natural ground. Do not build on filled ground, rubbish or other material which is apt to settle.

To help assure a dampproof basement investigate ground water level and site drainage conditions. Lay drain tile completely around the house at the level of the footings if necessary. Local circumstances may make additional measures advisable. All roof downspouts should be connected to the sewer or other disposal outlets for surface water.

Footings must be below the line of maximum frost penetration. In a basementless house provide open ventilators equal to a little more than 2 square feet per 25 feet of building circumference.



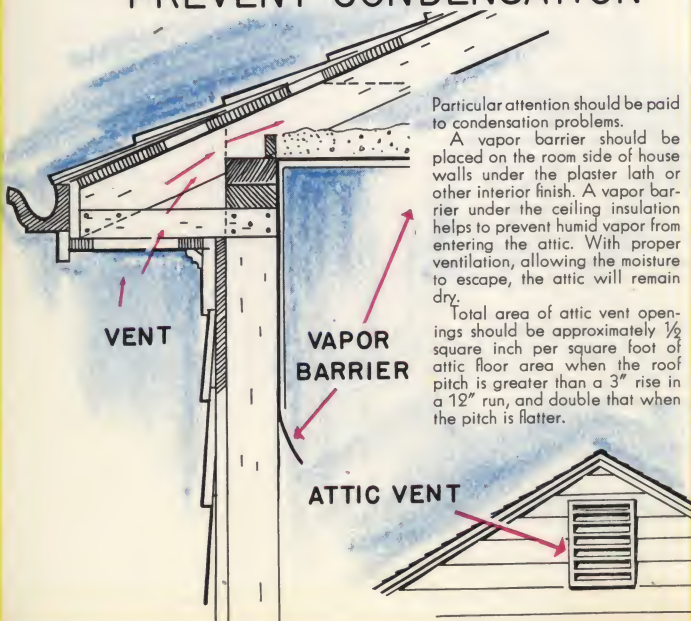
## KEEP WATER OUT



Extend rustproof metal valley and chimney flashing at least 6 inches under shingles.

Install rustproof metal flashing above and below all outside window and door frames and under dormers.

## PREVENT CONDENSATION



Particular attention should be paid to condensation problems.

A vapor barrier should be placed on the room side of house walls under the plaster lath or other interior finish. A vapor barrier under the ceiling insulation helps to prevent humid vapor from entering the attic. With proper ventilation, allowing the moisture to escape, the attic will remain dry.

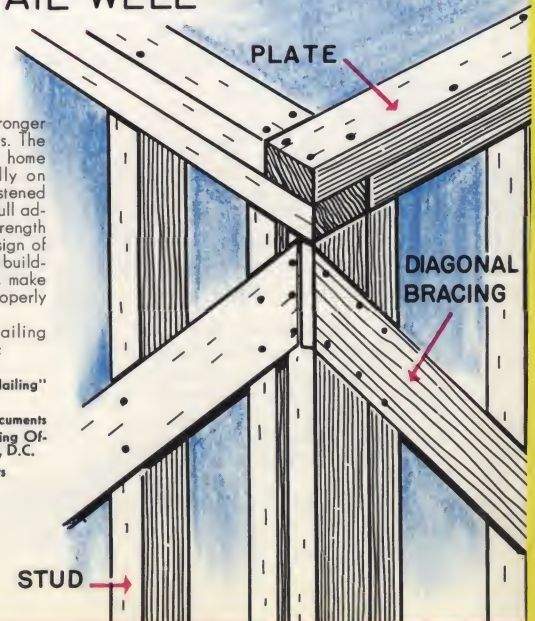
Total area of attic vent openings should be approximately  $\frac{1}{2}$  square inch per square foot of attic floor area when the roof pitch is greater than a 3" rise in a 12" run, and double that when the pitch is flatter.

## NAIL WELL

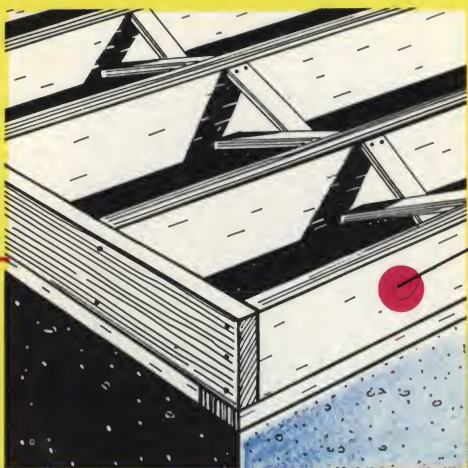
No structure is stronger than its connections. The durability of your home depends materially on how well it is fastened together. To take full advantage of the strength inherent in the design of your house and the building materials used, make sure that it is properly nailed.

For complete nailing information consult:

"Technique of House Nailing" for sale by Superintendent of Documents U.S. Government Printing Office, Washington 25, D.C. Price — 20 cents

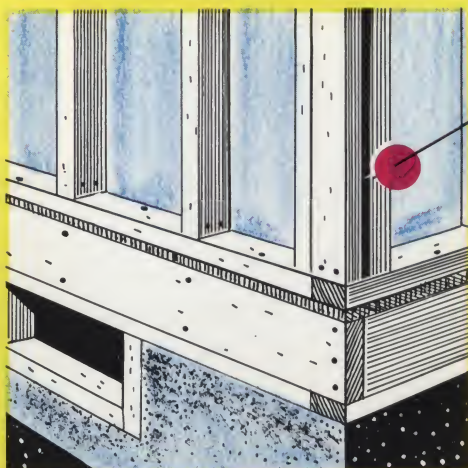






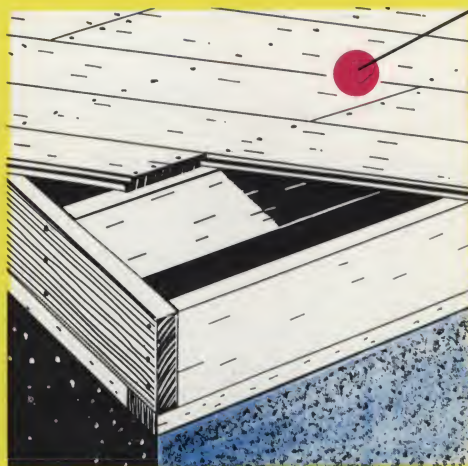
### **In Your Home the Right Lumber in the Right Place Means Economy**

Lumber today is graded according to engineering standards in respect to the strength, insulating quality and other properties essential in home construction. No. 1 and No. 2 Douglas fir and West Coast hemlock are stress grades used extensively for horizontal, load-bearing members such as joists and rafters. These grades meet superior strength requirements.



### **In Your Home the Right Lumber in the Right Place Means Economy**

For studs, plates, firestops and bridging, No. 3 Douglas fir and West Coast hemlock are widely used in one-story construction. This lumber is stiff, strong, economical — and assures a “permanent” home. No. 3 dimension is not as “pretty” as No. 1, but it is graded to amply meet the demands of these specified uses. You can save money by using No. 3 Douglas fir and West Coast hemlock dimension lumber where it belongs.



### **In Your Home the Right Lumber in the Right Place Means Economy**

Wood sheathing has high insulation value, adds stiffness to the frame of the house, and provides a nailing surface for exterior finish. No. 3 Douglas fir and West Coast hemlock boards meet these needs properly — at a saving to the builder. Equally desirable for sub-flooring and roof boards, this lumber is noteworthy for its ease of working and nailing. (For additional information on the economy grades of lumber, write for the free booklet, “A Quality Home Can Cost Less,” published by the West Coast Lumbermen’s Association.)

### **Hints on Heat, Light, Ventilation**

If you are to heat your home with circulating warm air, place the cold air intakes near outside walls, preferably below large windows . . . Window area should total at least one square foot of glass for each eight square feet of floor area . . . Wherever possible, provide cross-ventilation in your rooms. Each room should have at least one square foot of openable vent area for every sixteen square feet of floor area.

**White fir, Sitka spruce and Noble fir** are also highly regarded for construction purposes, particularly for framing, sheathing, sub-flooring, siding and millwork.



# BEAUTY needn't be Expensive







The warm loveliness of wood floors has added character to American homes for generations. For long-term restfulness underfoot, Douglas fir and West Coast hemlock floors have never been matched by any substitute. They are particularly noted for their fine appearance and uncommon resistance to wear. Both accept finishes admirably.

Flooring in these species is available in a variety of styles and grades. Each of the grades recommends itself to the pocketbook for specified uses — for exposed areas where handsomeness and durability are paramount, for porches, bedrooms, closets and rooms in which over-all carpeting is used. The West Coast Lumbermen's Association's free booklet, "Use the Right Grades of Lumber in Your Home," contains more detailed information on economical grades of flooring lumber. (An economical floor with a fine finish can be made from short-length lumber, either end-matched or square-butt, when it is obtainable.)

The luxury of fine paneling or other interior finish is within the reach of economical builders. A touch here and there — a wall, a corner, a den — lends richness and grace to a home's interior. Modern styling has found smart, fresh ways of utilizing the traditional beauty of wood. Intriguing and distinctive decorative effects may be obtained with any of the four West Coast species — Douglas fir, West Coast hemlock, Sitka spruce, and Western red cedar. These woods are available in a variety of grades, including the economical grades which may be put to profitable use by the judicious home builder. Ask your retail lumber dealer.

(Wood siding, which is adaptable to any architectural style, will also add individual charm to your home's exterior. Ask your retail lumber dealer about economy grades of siding available in Western red cedar, Sitka spruce, West Coast hemlock and Douglas fir.)

# West Coast lumber<sup>\*</sup> has been used in home construction for more than a century

*Your local lumber dealer can tell you why*

**\*Douglas Fir • West Coast Hemlock • Sitka Spruce • Western Red Cedar**



## REISEN LUMBER & MILLWORK CO.

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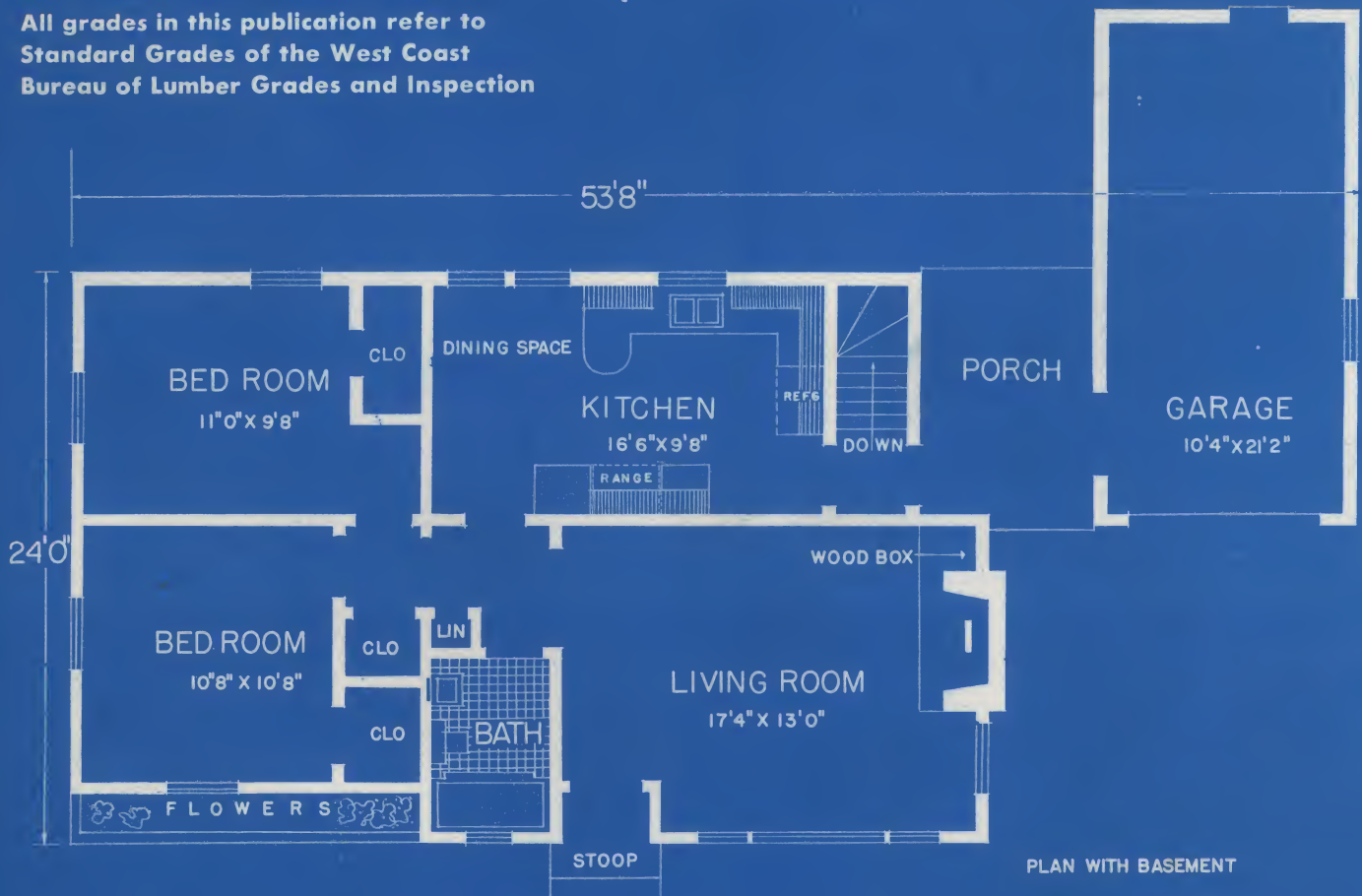
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## This home Design is V61

(see cover)

Blueprints may be obtained at reasonable cost through your local retail lumber dealer. Ask him to order them for you from National Plan Service, Inc., 1315 W. Congress St., Chicago 7, Ill.

All grades in this publication refer to Standard Grades of the West Coast Bureau of Lumber Grades and Inspection



*Additional copies of this booklet available without charge.*

## WEST COAST LUMBERMEN'S ASSOCIATION

1410 S.W. Morrison Street, Portland 5, Oregon



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**REISEN LUMBER & MILLWORK CO.**

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